

Single Family Residence

RESIDENTIAL

1105 RIDGE RIVER ST

HENDERSON, NV 89011

\$432,109 TopHap Estimate · \$234 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,843 ft²

LIVING AREA

0.13 ac

LOT SIZE

2012

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$432K

\$417K low

\$447K high

Last Sale

\$320,000 · Mar 3, 2020

Est. Owner Equity

\$57,080

Loan-to-Value

87%

TAX & ASSESSMENT

Property Tax	\$2,298 (2026)
Assessed Value	\$131,756
Previous Assessed	\$132,416
Assessor Market Value	\$376,446

PROPERTY FACTS

Property Type	Single Family Residence
County	Clark
Lot (acres)	0.13
Construction	Frame (Unspecified)
Roof	Tile
Heating	Forced Air
Cooling	Central
Garage	Garage, Built-in

Sprinklers

CLIMATE RISK

11
FLOOD

92
WILDFIRE

86
HEAT

1
STORM

100
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 28, 2020	Resale	Bargain And Sale Deed	\$320,000	\$174	\$13K
Mar 17, 2017	Quitclaim	Quit Claim Transfer			
Sep 26, 2012	Resale	Grant Deed	\$171,540	\$93	
Sep 27, 2012	Financing	Intrafamily Transfer			
Jan 29, 2009	Resale	Grant Deed	\$32,159,576	\$17450	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Josh Stevens Elementary School	Elementary	KG–5	1.1 mi
B. Mahlon Brown Junior High School	Middle	6–8	2.5 mi
Basic High School	High	9–12	3.5 mi

District: Clark County School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 89011

107 CRIME INDEX	85 AIR POLLUTION	32,100 POPULATION	\$91K MEDIAN IN-COME	67°F AVG TEMP	85% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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